



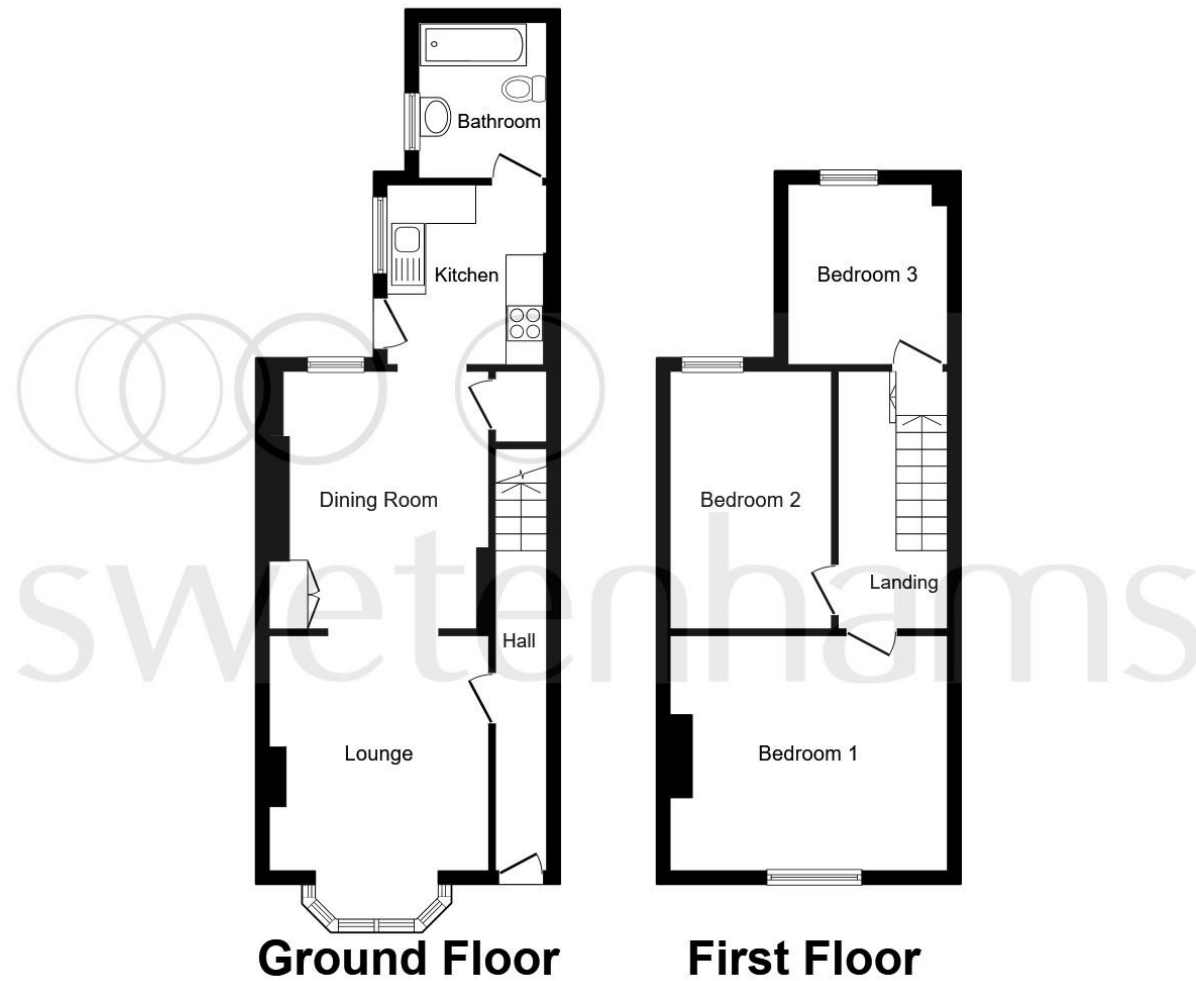
**St Marks Road, Chester CH4 8DF**



**welcome to**  
**St Marks Road, Chester**

A spacious, 3-bedroom terraced cottage in a popular residential street - perfectly situated for all local amenities, including schools and transport links, and benefitting from an exceptionally large garden to the rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **The Accommodation**

is approached by a pathway leading to a uPVC front door with glazed panel insert.

### **Entrance Hall**

With timber-effect laminate flooring, radiator, staircase rising to the first floor landing, and a door leading to the lounge.

### **Lounge**

12' min x 10' 6" ( 3.66m min x 3.20m )

With a bay window with uPVC double glazed panel inserts and radiator under to the front elevation, a central chimney breast with a fitted fireplace, tiled hearth and an inset gas coal-effect fire, and timber-effect laminate flooring. A large archway opens into the Dining Room.

### **Dining Room**

13' 1" x 10' 7" ( 3.99m x 3.23m )

Continuation of the timber-effect laminate flooring from the lounge, a uPVC double glazed window to the rear elevation, a central chimney breast with a boarded fireplace and recessed shelving units adjacent, part-clad walls, radiator, a door leading to a large understairs storage cupboard, opening into the Kitchen.

### **Kitchen**

9' 1" x 7' 10" ( 2.77m x 2.39m )

With a range of fitted kitchen cupboards, both wall and base, working surface with drawers and cupboards under, an inset 4-ring gas hob with chrome fan unit over, integral double oven and grill combination unit, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing under the working surface for a washing machine, a wall-mounted Worcester Combi boiler for central heating and domestic hot water, full height wall tiling, tile-effect laminate flooring, a door leading to the ground floor bathroom, a uPVC double glazed window to the side elevation and a uPVC door leading to the side pathway and the garden.

### **Bathroom**

Comprising a white p-shaped panelled bath (spa) with side-mounted taps, an electric shower over and fitted curved shower screen, low-level dual flush WC, wash basin in a surround with cupboard under, tiled walls and floor, radiator, a wall-mounted extractor, and a frosted window to the side elevation.

### **First Floor Landing**

Stairs rise from the ground floor to a part-galleried landing with access to the roof space and doors leading to all bedrooms.

### **Bedroom One**

14' 1" x 12' ( 4.29m x 3.66m )

With a uPVC double glazed window to the front elevation, timber-effect laminate flooring, high-level picture rail, and a radiator.

### **Bedroom Two**

13' 2" x 8' 9" ( 4.01m x 2.67m )

With a uPVC double glazed window to the rear elevation with views over the garden, timber-effect laminate flooring, and a radiator.

### **Bedroom Three**

8' 2" x 9' 2" ( 2.49m x 2.79m )

With a uPVC double glazed window to the rear elevation overlooking the garden, timber-effect laminate flooring, and a radiator.

### **Outside**

An exceptionally long rear garden, with a decking terrace and concrete yard. The garden is partly separated by a pathway leading to adjacent properties, then the majority of the rear garden is laid to level lawn with a concrete pathway and bounded by timber board fencing.



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welcome to

## St Marks Road, Chester

- A Spacious 3-Bedroom Terraced Cottage
- Popular Residential Area
- Close to Local Amenities and Transport Links
- Ground Floor Bathroom
- Exceptionally Large Rear Garden

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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